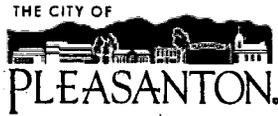


#1



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

Absolutely not

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

A historic district is not beneficial to the entire community

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

Delete it

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other

*October 1929 - the economic  
ide of USA changed*

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*Absolutely not*

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

Absolutely not  
much government delays the process  
not expedite it

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

No homes

C. Do you think that such a review should be free of charge to the applicant?

No review

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

City and individual enterprise have done well working together for 50 years.  
Do NOT add more bureaucracy

B. Do you think the requirements need to be strengthened?

No

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

More if for much in effort  
expense government now!

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

NO

B. Do you think the City should explore additional funding of historic preservation efforts?

NO

Responders Name \_\_\_\_\_ Responders Address \_\_\_\_\_

Pleasanton Ca 94566



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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

*MAYBE*

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B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

*USE THE DOWNTOWN SPECIFIC SITE  
BOUNDARY*

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### 2. Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.*

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

*TO NARRY PAGE - NEEDS TO BE SHORTER*

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One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

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## PUBLIC WORKSHOP SURVEY

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than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other

1939

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

No

DEMOLITION IS THE "TOTAL" REMOVAL OF THE  
ENTIRE STRUCTURE

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

NO

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

ONLY HISTORIC HOMES

C. Do you think that such a review should be free of charge to the applicant?

- NO CHARGE

- AND REVIEW TO BE A MAXIMUM OF 30 DAYS

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

YES

B. Do you think the requirements need to be strengthened?

NO

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

REQUIREMENTS ARE ADEQUATE

FOLLOW THRU BY CITY HAS BEEN ADEQUATE

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

No

B. Do you think the City should explore additional funding of historic preservation efforts?

No

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



#3

## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

*absolutely*

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

*include 7 John Court*

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

*to add to the list on the type of home being listed  
no more detail on the type of home especially*

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other

*the houses across from Lafayette Santa Rita  
are built before the 50 years old.  
with historic value.*

**3. Define Demolition**

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*Agree. At the very least we need to keep the floor of  
all buildings. Enhance the historical features while  
maintaining the existing structure. e.g. around St  
Clement's historic home.*

**4. Expand City Design Review Authority**

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.

*There has been a lot of work at the ground*

**PUBLIC WORKSHOP SURVEY**

*What about the ground?*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

Yes we are demolishing our wonderful historic buildings!

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

You have to take each home individually. There are homes in the historic district that have no historic purpose or value.

C. Do you think that such a review should be free of charge to the applicant?

Yes. Make it free and they will come in.

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

No. To some extent. They have done a decent job, e.g. 2011 historic atlas - no Spring St. facade laws!

B. Do you think the requirements need to be strengthened?

Yes!

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

No and yes. We need to have a solid plan to either  
provide incentives to home in the historic district or area they  
have a secure idea of what is required then... enforce it.

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

yes something for everyone

B. Do you think the City should explore additional funding of historic preservation efforts?

Yes. But where would the money come from?

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

DRAFT



DRAFT

## PUBLIC WORKSHOP DRAFT SURVEY

### Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

### Questions:

Do you support the creation of a local Historic District in Pleasanton?

Yes, but on a much smaller scale than what is being proposed.

Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

### Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton ([insert link](#)).

Question: Do you have any comments on the Historic Context Statement document?

If a building used to be a garage, but was converted to a living quarters - it's still a garage + shouldn't be preserved if the owner wants to modify it.

## PUBLIC WORKSHOP DRAFT SURVEY

Liberalized, there is no such thing as

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

pre-1950

**Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:** Do you agree with this approach or do you have a different suggestion?

WAY too restrictive open to interpretation  
Minimally, must be exterior & visible from  
the street

**Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations*

in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic. The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

Do you support this expansion of the City's Design Review authority?

As long as it's truly the city, and not some vigilante neighborhood group - and I think doors are readily changeable & therefore

Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Historic

Do you think that such a review should be free of charge to the applicant to encourage compliance?

Absolutely

**Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

Except for the house on the corner of Pleasanton Ave & Division (my neighbor) who ever signed off on that work should be fixed

They do not affect the long-term history

**PUBLIC WORKSHOP DRAFT SURVEY**

5/20/11  
3:23 PM

Do you think the requirements need to be strengthened?

No, just followed

Do you think the requirements are adequate but follow through by the City has been inadequate?

The city has given too much power to neighbors with their own agenda

**Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:** Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Absolutely. If I am going to be told what I can + can't do to my home, beyond what is covered by standard city guidelines. I'd better get tax breaks + cheap loans

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

I thought that there is a Historic District. THERE ARE  
SIGNS THAT SAY HISTORIC DOWNTOWN.

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

HISTORIC DESIGNATION SHOULD BE UP TO THE INDIVIDUAL  
PRIVATE OWNER TAKE NONE OUT OF IT!!

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

#### Question:

A. Do you have any comments on the Historic Context Statement document?

WHAT DESIGNATES HISTORIC PROPERTY TYPES THE AGE, OUTWARD  
APPEARANCE.  
DOES IT MEAN YOU WITH CHANGE ZONING WITHOUT OBJECTION  
BY OWNER.

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other Pre 1920

**3. Define Demolition**

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

Demolition should be the whole house / NOTHING LEFT.  
ANYTHING ELSE IS A RENOVATION, when they try to rebuild with new products IT'S JUST A NEW HOUSE WITH old ARCHITECTURE NOT VERY CONVINCING AS A HISTORICAL HOUSE

**4. Expand City Design Review Authority**

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

NO

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

should be upto the Home owner

C. Do you think that such a review should be free of charge to the applicant?

YES

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

YES

B. Do you think the requirements need to be strengthened?

NO

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Only if you ~~allow~~ ~~and~~ impose Historic Preservation on a persons residence against their wishes

B. Do you think the City should explore additional funding of historic preservation efforts?

NO  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

IT SEEMS we went through this about 10 yrs ago. You should be concerned only with the BUSINESS DISTRICT. THE WEST SIDE OF MAIN IS A BIG MIXTURE OF VARIOUS TYPES OF RESIDENCES. A LOT OF THE OLDEST HOMES ARE IN NEED CONSTANT REPAIR TO IMPOSE AGE STANDARDS CAN BE REAL COSTLY AND EVERYTHING YOU DO WOULD HAVE TO BE OKED BY SOME COMMITTEE, NOT FAIR AT ALL. IT WOULD BE LIKE AN OVER ZEALOUS H.O.A. I DETEST PEOPLE TELLING ME WHAT

CANT

**PUBLIC WORKSHOP SURVEY**

I CAN/DO on my property, Page 4 of 4 Building Regulations are enough of a HURDLE AS IT IS when doing any improvements



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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

*Yes*

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B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

*No*

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### 2. Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.*

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

*If sounds good.*

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One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

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## PUBLIC WORKSHOP SURVEY

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than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other \_\_\_\_\_

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*I agree with the definition of demolition*

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

Yes. Parts of the downtown area that are consistent with the "look of Pleasanton" such as commercial buildings on Main are good to help maintain some consistency in design and the curb appeal of our town.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Homes that are historic only.

C. Do you think that such a review should be free of charge to the applicant?

NO. Yes, the costs should be free of charge, but not prohibitive.

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

Since when

The historic nature of downtown should not impact new development. Good design is the key not similarity in all cases.

B. Do you think the requirements need to be strengthened?

The design document seems adequate given and supported by members of the staff. Community compliance and investment in the policy and guidelines in most cases, however occasionally need more convincing that these policies are in their best interest of all in our community.

**PUBLIC WORKSHOP SURVEY**

interest of all in our community

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

*In previous years, approval has not been based on the historic perspective of today's objectives. I commend the task force on the direction they are taking to help preserve an important aspect of Pleasanton's character*

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

*yes*

B. Do you think the City should explore additional funding of historic preservation efforts?

*yes*

*Thank you for making this a priority and informing the public about the process.*

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

yes

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

NOT AT THIS TIME

### 2. Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.*

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other Just because IT WAS built before doesn't make it historic

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

This Approach YES

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

yes !!

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

ONLY historic Homes

C. Do you think that such a review should be free of charge to the applicant?

A MINIMAL Fee would be Reasonable

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

NO !!

B. Do you think the requirements need to be strengthened?

yes !!

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

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**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Yes.

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B. Do you think the City should explore additional funding of historic preservation efforts?

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Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

yes! we need to protect the character  
of our community

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

might change after this survey

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

Should be reviewed periodically

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

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## PUBLIC WORKSHOP SURVEY

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than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year  
 pre-1945  
 other

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*yes*

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

**PUBLIC WORKSHOP SURVEY**

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

should be expanded

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

50+

C. Do you think that such a review should be free of charge to the applicant?

yes!

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

We need more protection for our historic homes.

B. Do you think the requirements need to be strengthened?

yes.

**PUBLIC WORKSHOP SURVEY**

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

↓ yes! We are going to lose the character of the downtown area if we don't strengthen our requirements for new construction

6. **Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

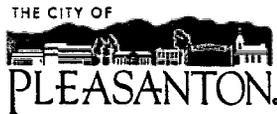
yes

B. Do you think the City should explore additional funding of historic preservation efforts?

possibly

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

YES. Pleasanton's unique character is what draws people to our community. Our charming downtown and the surrounding historic neighborhoods must be preserved, (and enhanced where possible) through these proposed ordinances/guidelines.

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

Perhaps the one District which approximates the DSP area is best. The 5 neighborhoods approach is too confusing to people. It would be difficult to know if a structure was in or out.

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

The Context Statement is extremely well done and will be useful in preserving and enhancing historic district in our City.

Additions and new construction should be guided by the architectural types identified in the Context statement if they are located in the Historic District. One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other

*60 YEARS would cover the very fine early 50s ranch homes that exist (2<sup>ND</sup> Street and Division St.) I believe they deserve protection.*

**3. Define Demolition**

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*I agree with the task force approach. A historic property can have its character destroyed by removal of architectural features - destruction of "character" is as much a demolition as completely knocking down the structure. "Old House Journal" calls this "REMODDLING"*

**4. Expand City Design Review Authority**

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed design's compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.

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**PUBLIC WORKSHOP SURVEY**

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

Yes. On historic homes, the main floor as well as the 2<sup>nd</sup> floor, if present, is critically important. Design review should reflect the styles extant in the neighborhood.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

To ALL homes. Remodels, new homes, and additions should be "period appropriate" and fit in with the architectural styles occurring in the neighborhood.

C. Do you think that such a review should be free of charge to the applicant?

YES - The Planning Dept. needs to help insure that projects work to enhance and preserve the historic feel of Pleasanton's Historic District.

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

No - The City has not been consistent in implementing these. A project next to us on Neal Street was Not approved by Planning Staff, but no-one said an emphatic NO so they kept going with their plan and it took a City Council appeal to stop it. It should have been stopped years before.

B. Do you think the requirements need to be strengthened?

YES. The "guidelines" should have enforceability - the power of a CRDINANCE is needed. This would avoid drawn-out battles like we encountered pitting neighbor against neighbor.

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

No, the requirements need to have the power of an ordinance, and the follow through has been "hit and miss" - sometimes OK, sometimes not. Both areas have been lacking.

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

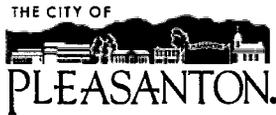
A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

YES - This should help homeowners plan and complete projects which preserve and enhance our historic character.

B. Do you think the City should explore additional funding of historic preservation efforts?

YES - Anything that we can do to encourage preservation efforts should be explored.

Responders Name \_\_\_\_\_ Responders Address \_\_\_\_\_



210

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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

YES! We've lost too many historic homes. CA Historic Register status is too high a bar to save most of our pre 1940 residences. Many Calif cities with unique historic neighborhoods have preserved them by creating Historic Districts. Pleasanton needs to identify its history before it's too late! i.e. Hayward

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

One large Historic District would be easier to identify and would include more properties. New construction and remodels would fit in with existing architectural types defined in the Context statement. Property values would increase!

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

It is a very important document which should be used to guide development of preservation ordinances in Pleasanton.

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

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## PUBLIC WORKSHOP SURVEY

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**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year  
 pre-1945  
 other

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*The one wall tragedy saves nothing and allows for loss of history.  
I support the Task Force definition. Along with this there should be a strictly enforced anti-blight ordinance!*

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

YES!

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

All homes! Historic neighborhoods would look more period appropriate, and property values would rise.

C. Do you think that such a review should be free of charge to the applicant?

YES! Anything to encourage compliance!

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

No. Changes in Planning Dept. personnel and inconsistent adherence to the guidelines that exist now have allowed remodel disasters and new construction which is out of scale and doesn't represent any of the pre 1940 architectural types in Pleasanton.

B. Do you think the requirements need to be strengthened?

YES! YES! YES! We need strictly enforced ordinances! This would prevent the above stated disasters ~~and~~ as well as neighbor vs neighbor disputes!

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

*The requirements need to be in ordinance form to ensure consistency. So NO - they are not adequate and NO - there hasn't been consistent follow-through. The Harvey home was allowed to put in a metal seam roof after the P.C. said no. City recommendations in staff reports are not defended.*

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

*YES! Anything to encourage restoration and protection.*

B. Do you think the City should explore additional funding of historic preservation efforts?

*YES! Many similar cities have made these efforts. Until PHA formed, there was no group - independent or city based that spoke up for historic neighborhoods.*

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

*The Downtown Specific Plan, Historic Preservation Objective #3, already provides protection for historic buildings, with the exception of a few blocks between E Angela + Abbie streets, the Downtown Specific Plan includes the areas proposed for an historic area and more. An historic overlay district is not necessary.*

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

*Add the two blocks between E. Angela and Abbie streets to the Downtown specific plan.*

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### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

*An interesting document. It casts a very broad net. It could be used in applying the Specific Plan Objective*

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One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other \_\_\_\_\_

**3. Define Demolition**

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*"Historic Significance" is still open to interpretation. I do not understand objection to demolition if the structure is rebuilt with the period correct materials, or the appearance thereof, and preserves the historic design qualities.*

**4. Expand City Design Review Authority**

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

The lower ten feet of all buildings should be considered for review ~~under~~ ~~exist~~

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

All homes. Designation of historic is only a matter of age.

C. Do you think that such a review should be free of charge to the applicant?

Yes

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

Generally yes. There are, of course, exceptions

B. Do you think the requirements need to be strengthened?

No

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

*In some cases*

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

*Need definition of "preservation projects"  
Should the city provide tax breaks to repaint  
my house? Ref roof? Replace damaged wood?*

B. Do you think the City should explore additional funding of historic preservation efforts?

*more*

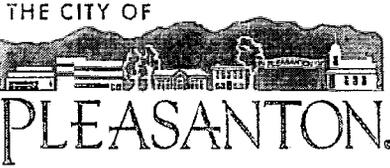
Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

*Comments:*

*Amend the Downtown Specific Plan area and change the codes for design review to include the lower portion use the existing codes and plans to protect historical Pleasanton as appropriate. Do not add more regulatory codes or layer more plans unless clearly required.  
Thank you*

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**PUBLIC WORKSHOP DRAFT SURVEY**

**Historic Overlay District**

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

**Questions:**

Do you support the creation of a local Historic District in Pleasanton?

I support protection of buildings listed on the National or State Register and buildings in Pleasanton where there is documentation that a significant historic event and/or person(s) lived, worked or performed an activity important to local history. These buildings would constitute the district and not adjacent or surrounding buildings because they are simply nearby. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

The district should be that delineating the historic sites and parcels, dated 2/07/2012 attached. All other sites, parcels and structures within the surrounding five neighborhoods also attached for reference should be listed simply as "Downtown" and subject to design standards that encourage, but do not require, replication of historically documented sites, parcels and/or buildings.

**Context Statement**  
A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton (Insert link).

**Question:** Do you have any comments on the Historic Context Statement document?

That all features of an identified theme must exist in order for a building to be classified within a particular architectural style (timeframe) otherwise, the document is too vague and narrative, lacking in specific criteria.

**PUBLIC WORKSHOP DRAFT SURVEY**

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

100 years old

It should not be a specific date frozen in time as a threshold. Neighborhoods are dynamics + built at different times + styles. A mix of older + new structures adds interest and visual vitality.

### Define Demolition

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:** Do you agree with this approach or do you have a different suggestion?

EIR must only be required when demolition involves a structure on the National or State historic registry.

The task force definition is too vague on what constitutes "substantially diminishes" the historic significance when some demolition may allow a renovation or upgrade - a EIR would in this case discourage owners from improving their property

### Expand City Design Review Authority

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations

## **PUBLIC WORKSHOP DRAFT SURVEY**

in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic. The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

Do you support this expansion of the City's Design Review authority?

The first floor can be included in a design review scope, but identical replacement of features should not be required unless a national or state registry building is involved. General compatibility of scale, massing and proportion should be the criteria for review for buildings not on the registry or absent designation of a documented historic event/person.

Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Only applies to documented historic sites, places, events or belonging to a noteworthy person in Pleasanton's history

historic event, person or site of importance to the (local) Pleasanton community. This ensures a mix of housing types + styles (apartments, mixed housing + retail housing)

Do you think that such a review should be free of charge to the applicant to encourage compliance?

Incentives should include no fee review; expedited processing; reduced permit fees; availability of low interest construction loans funded by the City via a preservation/enhancement fund

**Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

Yes! Examples include Fire House Arts Center; Red Coats; Rose Hotel; Ray Street office building; affordable & senior apartments (on St. Mary's a Division?) Tully's Plaza; single-family houses on First @ Ray Spring/Kottinger; home at W. Neal and Third which mixes contemporary elements with tradition (craftsman/prairie)

Do you think the requirements need to be strengthened?

No - we are doing good + need more incentives  
Guidelines should have architectural compatibility  
of bulk; massing; scale and proportion and not  
dictate detailing of materials + form and/or style  
unless the building is a National or State registry, or a  
documented local historic event occurred making the  
Do you think the requirements are adequate but follow through by the City has been  
inadequate?

Requirements are adequate + City  
decisions are subjective due to the neighbors &  
absence of criteria to guide decision-  
making. That decision-making must be based  
on scale, proportion, bulk + massing + consistency  
of aforementioned with surrounding properties.

Mills Act Incentives for Historic Preservation

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

Question: Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Yes along with other incentives when possible  
previously noted. Owners should be ~~to~~ rewarded  
for enhancements + not discouraged. Making  
renovations and/or new construction possible may  
make downtown less attractive and could  
exclude homeowners from relocating downtown  
because they cannot afford exhaustive processing  
and renovations.

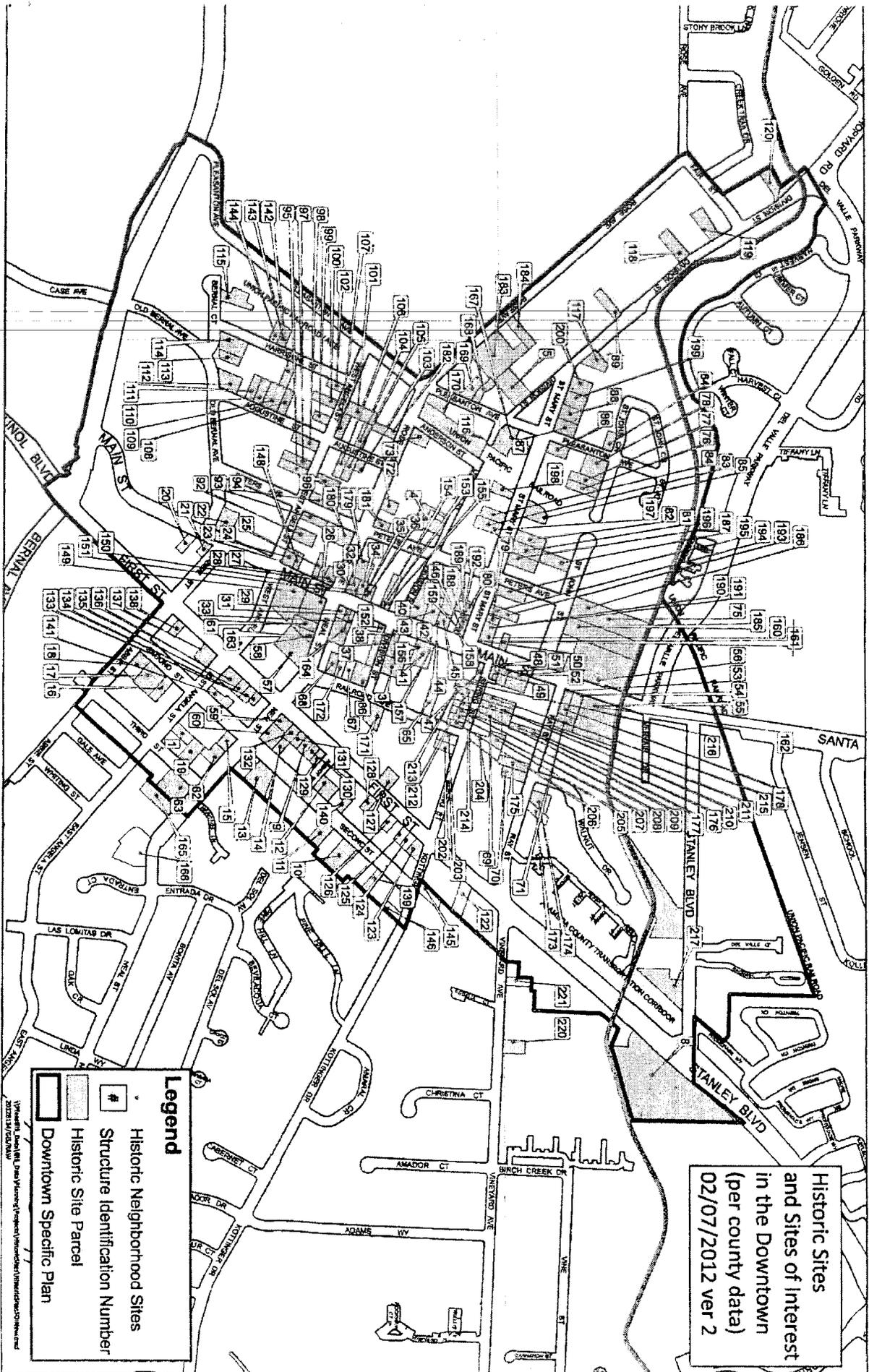
Building no testimony to Peasant and  
history. When detailing should be  
consistent with the time period  
on architectural theme of the  
period.

Responders Name \_\_\_\_\_ Responders Address \_\_\_\_\_

past chair, DOWNTOWN SPECIFIC PLAN UPDATE 2002

Thank you for your consideration.

neighbors have  
subjective opinions  
opinions regarding  
architecture + their  
perceived property  
value protection which  
complicates + makes  
decision-making a  
protracted + often  
decisive process



**Legend**

- Historic Neighborhood Sites
- Structure Identification Number
- Historic Site Parcel
- Downtown Specific Plan

Historic Sites  
and Sites of Interest  
in the Downtown  
(per county data)  
02/07/2012 ver 2

Mapdata: San Jose, CA; Data: Planning Department; Source: San Jose Office of Planning and Economic Development; Date: 02/07/2012

#13



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

*Yes, definitely! they represent our historical beginnings!*

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

*seems appropriate*

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

*none at this time*

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other pre-war buildings in City / before 1945.

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

yes - often interiors are changed/re-designed by use.  
The exterior should not be returned!

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

*Absolutely!*

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

*all homes in historic district*

C. Do you think that such a review should be free of charge to the applicant?

*NO - perhaps lower charges than modern houses*

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

*cannot answer as have not seen requirements*

B. Do you think the requirements need to be strengthened?

*Not sure*

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

? not been involved until recent return to Pleasanton. People I have talked with seem to think City not protective of historic properties. Exterior is important - all levels - interior can have lesser requirements. Paint color must reflect era of house.

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

yes  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Do you think the City should explore additional funding of historic preservation efforts?

yes  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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## PUBLIC WORKSHOP DRAFT SURVEY

### Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

### **Questions:**

Do you support the creation of a local Historic District in Pleasanton?

yes

Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

yes, I believe it should be Streamlined to a smaller Area

### Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton (insert link).

**Question:** Do you have any comments on the Historic Context Statement document?

## PUBLIC WORKSHOP DRAFT SURVEY

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

pre 1940s

**Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:** Do you agree with this approach or do you have a different suggestion?

yes

**Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations*

in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic. The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

Do you support this expansion of the City's Design Review authority?

To A point, I think we should <sup>be</sup> ~~put~~ more lenient towards property owners. The people who Built the downtown did so out of love + Respect for Pleasanton people such as Clyde Vaughn - Chris Beratis - Glaser Family)

Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

~~only historic~~  
Just to a smaller area

Do you think that such a review should be free of charge to the applicant to encourage compliance?

Of course - The idea is to WANT the property owners to fix-up their properties not discourage them

**Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

Just a little overbearing is all

Do you think the requirements need to be strengthened?

no  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Do you think the requirements are adequate but follow through by the City has been inadequate?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:** Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

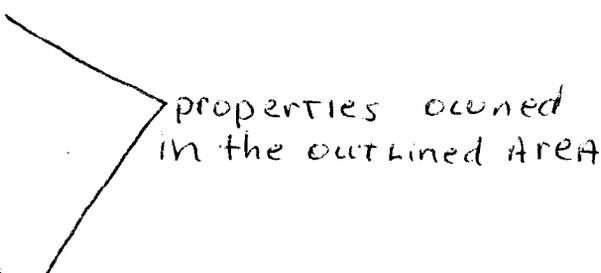
This Avenue is NOT WORTH EXPLORING  
SAVINGS would only be A few hundred Bucks  
at most  
\_\_\_\_\_  
\_\_\_\_\_

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

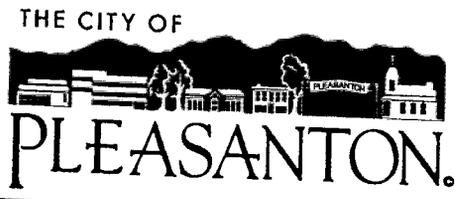
3<sup>RD</sup> generation Pleasanton  
Resident

- 537 MAIN ST
- 230 Rose Ave
- 232 Rose Ave
- 246 Rose Ave
- 171 W. Angela
- 741 Rose Ave
- 4741 HARRISON ST



**PUBLIC WORKSHOP DRAFT SURVEY**

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## PUBLIC WORKSHOP DRAFT SURVEY

### Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

### Questions:

Do you support the creation of a local Historic District in Pleasanton?

NO - DO NOT UNDERSTAND THE NEED FOR THIS. A BETTER SOLUTION FOR PRESERVING "HISTORIC" PROPERTIES IS TO PROVIDE INCENTIVES FOR PROPERTY OWNERS TO PRESERVE THESE PROPERTIES. CO-ECTION IS NOT AN EFFECTIVE METHOD FOR COOPERATION, OR FORCE.

Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

ALL OF PLEASANTON IS HISTORIC... AGAIN THE BEST WAY TO PRESERVE "HISTORIC" PROPERTIES IS TO PROVIDE INCENTIVES FOR PROPERTY OWNERS TO PRESERVE THE "HISTORIC" PROPERTIES - LOWER PROPERTY TAXES, REDUCED FEES, ARCHITECTURAL ADVICE RESOURCES. A COOPERATIVE ENVIRONMENT WILL GO FAR IN DEVELOPING A MORE EFFECTIVE WAY TO PROMOTE PRESERVING THESE PROPERTIES.

### Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton (insert link).

Question: Do you have any comments on the Historic Context Statement document?

AGAIN. ALL PROPERTIES CAN & SHOULD BE CONSIDERED AN HISTORICAL RESOURCE.. PUT MORE EFFORT IN CREATING AN ENVIRONMENT THAT THE CITY, PROPERTY OWNERS & HISTORY ADVOCATES CAN CO-OPERATE WITH APPROPRIATE INCENTIVES FOR ALL. RIGHT NOW & WITH THESE NEW PROPOSALS WILL ONLY INCREASE THE ADVERSARIAL & UN-PRODUCTIVE PROCESS.

## PUBLIC WORKSHOP DRAFT SURVEY

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

A BUILDING SHOULD BE CONSIDERED HISTORIC IF THE CITY & THE PROPERTY OWNER AGREE TOGETHER & ENTER INTO A "CONTRACTUAL" RELATIONSHIP WITH APPROPRIATE INCENTIVE FOR BOTH SIDES TO "RESTORE" THE HISTORIC PROPERTY & MAINTAIN IT.

### Define Demolition

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:** Do you agree with this approach or do you have a different suggestion?

YOU CANNOT DEFINE THIS "DEMOLITION" WE RECENTLY ENTERED INTO A PROJECT WITH EVERY INTENTION TO PRESERVE AS MUCH OF THE PROPERTY AS POSSIBLE. NEEDLESS TO SAY "BUILDING CODES" WERE NOT IN PLACE IN 1890 AND WE LITERALLY HAD TO RE-CREATE 90% OF THE STRUCTURE. AGAIN INCENTIVES TO PROPERTY OWNERS WILL HELP US

### Expand City Design Review Authority

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations

in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic. The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

Do you support this expansion of the City's Design Review authority?

ABSOLUTELY NOT. AFTER GOING THROUGH THE DESIGN REVIEW PROCESS, I THINK THE RESERVATION OF HISTORIC PROPERTIES IS WELL BEYOND THE "SKILL SET" OF OUR PLANNING DEPT. THEY RELY ENTIRELY ON THIRD PARTY ORGANIZATIONS THAT HAVE DIFFERENT PRIORITIES/INTENTIONS, WITH THE PROPER INCENTIVES & A CONTRACTUAL AGREEMENT BETWEEN CITY & PROPERTY

Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district? DISTRICT

ONLY TO HOMES THAT HAVE BEEN IDENTIFIED BY THE CITY OR RECOMMENDED BY HOME OWNER FOR HISTORIC PRESERVATION; THEN AN AGREEMENT S/B. DRAWN BETWEEN CITY & PROPERTY OWNER TO DEFINE EACH OTHERS OBLIGATIONS & INTENTIONS TO PRODUCE THE DESIRED RESULT.

Do you think that such a review should be free of charge to the applicant to encourage compliance?

YES. ANY ENCOURAGEMENT OR INCENTIVES THAT CAN BE OFFERED TO ALLOW COOPERATION BETWEEN CITY & PROPERTY OWNERS IS HIGHLY RECOMMENDED

**Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

YES, I BELIEVE EVERYTHING THAT HAS BEEN DONE IS PART OF THE "CHARACTER" OF PEASANTON. WE SHOULD NOT WANT "COOKIE CUTTER" HISTORIC NEIGHBORHOOD. IF YOU DEVELOP AN ENVIRONMENT FOR COOPERATION WITH APPROPRIATE INCENTIVES WHATEVER DEVELOPS WILL BE DONE IN THE CONTEXT OF PEASANTON. SINCE WHEN IS DIVERSITY IN HOUSING BAD. IT'S PROMOTED EVERYWHERE ELSE

Do you think the requirements need to be strengthened?

NO. AN ENVIRONMENT OF INCENTIVES & COOPERATION NEED TO BE DEVELOPED. ALL I SEE NOW ARE COMPETING CIRCUMSTANCES FIGHTING FOR POWER & THE PROPERTY OWNER PAYS!!

Do you think the requirements are adequate but follow through by the City has been inadequate?

AGAIN... REQUIREMENTS SHOULD BE "GUIDELINES" THAT CAN BE FOLLOWED EASILY IF THE APPROPRIATE INCENTIVES ARE PUT IN PLACE TO EASE THE PAIN. BUILDING CODES ARE NECESSARY, DESIGN REQUIREMENTS ARE NOT

**Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:** Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

I AM IN TOTAL AGREEMENT W/ CONTRACTS BETWEEN THE CITY & THE PROPERTY OWNERS W/ INCENTIVES TO PRODUCE WONDERFULLY "RESTORED" HISTORIC RESOURCES

Responders Name           

Responders Address

DRAFT



DRAFT

RECEIVED  
CITY OF PLEASANTON  
PLANNING DEPARTMENT  
12/17/08

## PUBLIC WORKSHOP DRAFT SURVEY

### Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

### Questions:

Do you support the creation of a local Historic District in Pleasanton?

ABSOLUTELY NOT. A HISTORICAL DISTRICT WOULD BE VERY RESTRICTIVE FOR ARCHITECTS, CONTRACTORS, REALTORS AND HOME OWNERS. ALSO, NOT ALL HOMES IN ANY OF THE DISTRICTS ARE HISTORIC. HOW DO YOU JUDGE THESE HOMES?

Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

THE BOUNDARIES SEEM O.K. I THINK THAT THERE SHOULD BE DIFFERENT CRITERIA FOR "SPECIAL" STREETS SUCH AS 1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup> AND ST. MARYS/ST. JOHN.

### Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton (insert link).

Question: Do you have any comments on the Historic Context Statement document?

I HAVE MANY QUESTIONS

## PUBLIC WORKSHOP DRAFT SURVEY

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

PRIOR TO 1940 WOULD BE APPROPRIATE

**Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:** Do you agree with this approach or do you have a different suggestion?

I THINK THAT THIS STATEMENT IS VERY SUBJECTIVE. I WOULD SUPPORT A CERTAIN % LIKE 25% REMAINING. ANY WALL AT THE SIDES (PER CASE) AND THE REAR PORTION OF A BLDG. (OUT OF SIGHT) COULD BE REMOVED AS LONG AS THE WINDOWS, DOORS & SIDING MATCHES THE ORIGINAL

**Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations*

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**PUBLIC WORKSHOP DRAFT SURVEY**

in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic. The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

Do you support this expansion of the City's Design Review authority?

YES, WITH CERTAIN RESERVATIONS AND TO THE DEGREE THAT THE HOME IS IMPORTANT TO LOCAL HISTORY

Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

ONLY HISTORIC HOMES. THIS IS THE BIG PROBLEM WITH HISTORIC DISTRICTS.

Do you think that such a review should be free of charge to the applicant to encourage compliance?

YES

**Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

YES

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**PUBLIC WORKSHOP DRAFT SURVEY**

Do you think the requirements need to be strengthened?

YES, A DESIGN REVIEW PANEL WOULD BE GOOD.

Do you think the requirements are adequate but follow through by the City has been inadequate?

AT TIMES

**Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:** Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

YES

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

**PUBLIC WORKSHOP DRAFT SURVEY**



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

*Yes*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

*Should include all buildings - that are not being preserved - some are not being preserved*  
\_\_\_\_\_  
\_\_\_\_\_

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other *100 years*

**3. Define Demolition**

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

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**4. Expand City Design Review Authority**

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.

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**PUBLIC WORKSHOP SURVEY**

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

*Yes*

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B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

*All homes in downtown district*

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C. Do you think that such a review should be free of charge to the applicant?

*Yes*

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**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

*Yes*

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B. Do you think the requirements need to be strengthened?

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C. Do you think the requirements are adequate but follow through by the City has been inadequate?

*Yes - though inadequate*

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

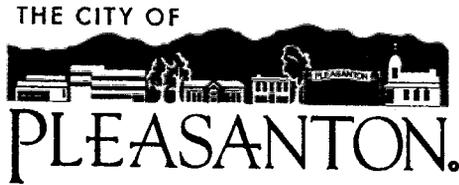
*Yes - should be an incentive to other home or town persons*

B. Do you think the City should explore additional funding of historic preservation efforts?

*Yes*

Responders Name: \_\_\_\_\_ Responders Address: \_\_\_\_\_

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## PUBLIC WORKSHOP DRAFT SURVEY

### Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

### Questions:

Do you support the creation of a local Historic District in Pleasanton?

No!!

THERE IS NO NEED FOR A HISTORIC DISTRICT.

Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

I DO NOT FAVOR THE DISTRICT BUT IF IT PASSES IT SHOULD BE CITY WIDE

### Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton ([insert link](#)).

Question: Do you have any comments on the Historic Context Statement document?

IT IS NOT NEEDED

## PUBLIC WORKSHOP DRAFT SURVEY

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

HISTORIC SHOULD BE BEFORE 1900

**Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:** Do you agree with this approach or do you have a different suggestion?

NO, I STRONGLY DISAGREE! DEMOLITION MEANS COMPLETE REMOVAL

**Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations*

in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic. The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

Do you support this expansion of the City's Design Review authority?

ABSOLUTELY NOT! DESIGN REVIEW  
NEEDS SOME LICENSED DESIGN PROFESSIONALS  
BUT NOT MORE AUTHORITY

Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

NO! DESIGN REVIEW SHOULD BE  
FOR NEW HOMES ONLY

Do you think that such a review should be free of charge to the applicant to encourage compliance?

THE APPLICANT SHOULD BE ENCOURAGED  
BUT NOT REQUIRED AND CERTAINLY  
NOT HAVE TO PAY.

**Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

I DO NOT THINK THE CITY HAS  
HELPED AT ALL. I THINK PROPERTY  
OWNERS HAVE DONE A GREAT JOB  
AT MAINTAINING PLEASANTON

Do you think the requirements need to be strengthened?

NO.

Do you think the requirements are adequate but follow through by the City has been inadequate?

THE CITY IS THE PROBLEM.

PROPERTY OWNERS HAVE DONE A GREAT JOB.

**Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

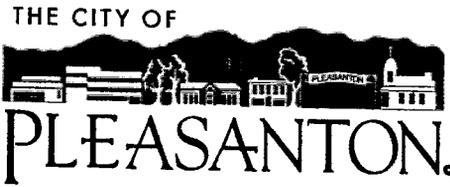
**Question:** Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

ONLY IF THE OWNER WANTS TO PURSUE. OWNERS SHOULD NOT BE TOLD TO PRESERVE

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

DRAFT



DRAFT

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## PUBLIC WORKSHOP DRAFT SURVEY

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### Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

### **Questions:**

Do you support the creation of a local Historic District in Pleasanton?

*No,*

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Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

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### Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton (insert link).*

**Question:** Do you have any comments on the Historic Context Statement document?

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## PUBLIC WORKSHOP DRAFT SURVEY

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One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

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**Define Demolition**

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**Question:** Do you agree with this approach or do you have a different suggestion?

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**Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations*

*in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic. The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.*

*The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.*

**Questions:**

Do you support this expansion of the City's Design Review authority?

*No*

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Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

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Do you think that such a review should be free of charge to the applicant to encourage compliance?

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**Compatibility of New Construction in the Downtown Historic Neighborhoods**

*The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.*

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

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Do you think the requirements need to be strengthened?

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Do you think the requirements are adequate but follow through by the City has been inadequate?

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**Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:** Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

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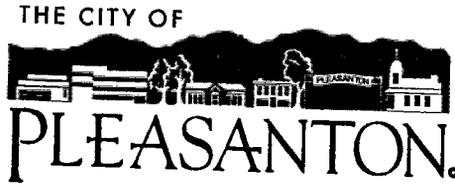
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Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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26

## PUBLIC WORKSHOP DRAFT SURVEY

### Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

### **Questions:**

Do you support the creation of a local Historic District in Pleasanton?

*No.*

Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

### Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton ([insert link](#)).*

**Question:** Do you have any comments on the Historic Context Statement document?

## PUBLIC WORKSHOP DRAFT SURVEY

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

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**Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:** Do you agree with this approach or do you have a different suggestion?

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**Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations*

*in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic. The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.*

*The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.*

**Questions:**

Do you support this expansion of the City's Design Review authority?

*No.*

Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Do you think that such a review should be free of charge to the applicant to encourage compliance?

**Compatibility of New Construction in the Downtown Historic Neighborhoods**

*The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.*

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

Do you think the requirements need to be strengthened?

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Do you think the requirements are adequate but follow through by the City has been inadequate?

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**Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:** Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

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Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

NO, No business involvement / Do not have a problem if its residential only.

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

No businesses.

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/plan/01/01PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

None, I do not support.

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

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## PUBLIC WORKSHOP SURVEY

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than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other 100 years old.

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

No. Too many restrictions from the city x  
Task force

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

NO.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Yes. Residential only.

C. Do you think that such a review should be free of charge to the applicant?

N/A

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

Yes. keep us is.

B. Do you think the requirements need to be strengthened?

NO. I do not think they should be stronger.

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

No

**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

~~I do not support the Mills act.~~

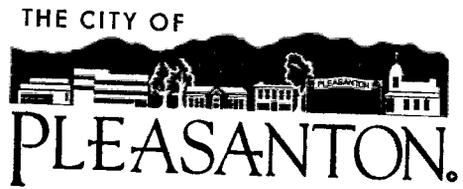
B. Do you think the City should explore additional funding of historic preservation efforts?

No. Absolutely no more wasted money.

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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## PUBLIC WORKSHOP DRAFT SURVEY

### Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

### Questions:

Do you support the creation of a local Historic District in Pleasanton?

NO I do not.

Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

If you absolutely have to change the plan for historic homes already in place then only include homes in this new plan - NOT businesses.

### Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton (insert link).

Question: Do you have any comments on the Historic Context Statement document?

NO

## PUBLIC WORKSHOP DRAFT SURVEY

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

\_\_\_\_\_ 100 yrs old \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:** Do you agree with this approach or do you have a different suggestion?

\_\_\_\_\_ yes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations*

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The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

Do you support this expansion of the City's Design Review authority?

No

Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Yes only to homes

Do you think that such a review should be free of charge to the applicant to encourage compliance?

No

**Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

Yes

Do you think the requirements need to be strengthened?

NO

Do you think the requirements are adequate but follow through by the City has been inadequate?

NO

**Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

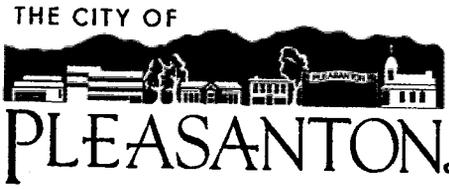
**Question:** Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

B. Spend more money on this?  
NO !!

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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**PUBLIC WORKSHOP DRAFT SURVEY**

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**Historic Overlay District**

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

**Questions:**

Do you support the creation of a local Historic District in Pleasanton?

NO

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Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

KEEP BUSINESS AREA OUT OF PROPOSAL

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**Context Statement**

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton ([insert link](#)).*

**Question:** Do you have any comments on the Historic Context Statement document?

NO

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**PUBLIC WORKSHOP DRAFT SURVEY**

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One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II.

**Question:** Do you have any opinions on how old you believe a building has to be to be considered historic?

100 YEARS

**Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:** Do you agree with this approach or do you have a different suggestion?

**Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations*

*in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic. The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.*

*The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.*

**Questions:**

Do you support this expansion of the City's Design Review authority?

NO

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Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

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Do you think that such a review should be free of charge to the applicant to encourage compliance?

YES

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**Compatibility of New Construction in the Downtown Historic Neighborhoods**

*The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.*

**Questions:**

Do you think the City has done an adequate job in implementing these requirements?

YES

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Do you think the requirements need to be strengthened?

NO

Do you think the requirements are adequate but follow through by the City has been inadequate?

NO

**Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:** Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

YES

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

#### **Questions:**

A. Do you support the creation of a local Historic District in Pleasanton?

No. Only will support if involves residential only. It will stagnate small business and we don't need further regulation.

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B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

Keep the business area out of the proposal.

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### 2. Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.*

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### **Question:**

A. Do you have any comments on the Historic Context Statement document?

This was done previously in 2003. Why are we wasting more time & money?

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One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

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## PUBLIC WORKSHOP SURVEY

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than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

- B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?
- 50 year
  - pre-1945
  - other 100 years or older

**3. Define Demolition**

*Current State law and City policy prohibit the “demolition” of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: “The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure.”*

**Question:**

- A. Do you agree with this approach or do you have a different suggestion?  
Let people do what they want as long as it meets current regulations.

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**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and “floor area ratio” (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

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*The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.*

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

NO!

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B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

N/A

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C. Do you think that such a review should be free of charge to the applicant?

YES.

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**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

*The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.*

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

YES. Keep the process just like it is now - it works fine.

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B. Do you think the requirements need to be strengthened?

NO.

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**PUBLIC WORKSHOP SURVEY**

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

No.

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**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Yes.

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B. Do you think the City should explore additional funding of historic preservation efforts?

No. Absolutely not. Our schools & our CEMETARY need work!

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Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

No.

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B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

None. I do not support the creation of a Historic District in Pleasanton

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### 2. Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.*

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

None. I do not support the creation of a Historic District in Pleasanton

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One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

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## PUBLIC WORKSHOP SURVEY

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than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

- B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?
- 50 year
  - pre-1945
  - other at a minimum a 100 years old, or pre 1900

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

- A. Do you agree with this approach or do you have a different suggestion?

No, the Task Forces new interpretation is too restrictive.

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**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

No, this expanded authority would allow the Task Force to be too restrictive over personal property

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

It should not apply any home, unless the home is deemed to be historical. Which to me, historical means the home is over 100 years old or was built before the year 1900.

C. Do you think that such a review should be free of charge to the applicant?

not applicable based on my above answers

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

Yes, that is why we do not need any additional requirements

B. Do you think the requirements need to be strengthened?

No, sufficient restrictions are currently in place.

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

Yes, see my answer above.

**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

I do not support the Mills Act.

B. Do you think the City should explore additional funding of historic preservation efforts?

No.

Responders Name \_\_\_\_\_ Responders Address \_\_\_\_\_

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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

No - would rather have some design guidelines and development criteria known. Some buildings or residences could be claimed to be 'historic' but Pleasanton is primarily developed in a modern era

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

No commercial should be claimed under these restrictive guidelines. The commercial areas should be able to modernize according to building codes and trends. The areas are too large - (not Spring Street, Ray, Third Street, Division, Pleasanton Ave, Augustine, Abbie, Angela, St. Mary, Stanley)

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

When cars replaced trains altered this area and new development with WW II at Camp Parks accelerated local development. Anything before cars came to town might be historic - if there was a function for their use - not just a bungalow built for a train worker.

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

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## PUBLIC WORKSHOP SURVEY

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than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other Pre - 1930 - before cars came to town  
and this area was a tram station

**3. Define Demolition**

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

Historic significance is too restrictive. If a structure can be built/remodeled with more energy efficient means and be changed - ie larger windows, solar remote activated key locks - it should be able to change and be remodeled to suit the owners preferences.

**4. Expand City Design Review Authority**

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

No. A lot of the downtown area is structures that are poorly built structures. Built without many codes in place - retrofitting can be more expensive than rebuilding.

\* B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Only homes 100 years or older. Homes built in the 1930's, 40's, 50's, were not built for their "character" but built for function - functions that do not exist in current times - i.e. bathroom, garage

C. Do you think that such a review should be free of charge to the applicant?

Nothing is free of charge. Any "review" costs an applicant in time, architect fees, engineering etc.

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

New construction requiring "historic" character can severely limit new construction of functionality retail, restaurants, and emerging housing trends.

B. Do you think the requirements need to be strengthened?

No. City of Pleasanton is too lengthy in reviews, appeals, and trying to please a few residents at the expense of many that may want to make changes that are now a part of a city process - including appeals, Council etc

**PUBLIC WORKSHOP SURVEY**

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

City follow through is not consistent, project by project

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Historic homes need to be identified. I can't think of any historic commercial building that is worth preserving

B. Do you think the City should explore additional funding of historic preservation efforts?

Absolutely NOT! Funding should go to other city efforts and capital improvements. Spending money on this is a drain on city funds

Responders Name \_\_\_\_\_ Responders Address \_\_\_\_\_

Commercial needs to be left out of any preserved "historic" district and be allowed to redevelop into modern, functional uses. Commercial includes apartments, retail, office. Some "older" buildings need to be torn down and repurposed, i.e. Roundtable "Domus" building. A "historic" district could stifle construction of more usable properties. We also need to think about combining parcels for improved uses.

## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

As homeowners within the proposed Historic District, we are generally supportive of the idea. We do, however, own a house which is approximately 100 years old and a lot of significant improvements (plumbing, electrical, etc.). We only support a local historic district if we are allowed to improve the infrastructure and make a major expansion to our home.

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

The boundaries are not a great fit for us, but we have concerns about public safety in the area of the proposed district and Pleasanton Avenue. Speed bumps in the historic district should be considered.

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/sites/default/files/2014-04/2014-04-01-Public-Workshop-Form>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

We have concerns about including (CER) requirements on historic property types and how they will affect the historic resources. We also have concerns about the inclusion of properties which could potentially be considered historic resources.

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other Not sure a simple time frame constitutes something historic

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

Probably need to define "historic significance" in this definition.

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

No, I believe the City has more than enough design review authority.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Again, I would not support expansion of the City's Design Review authority.

C. Do you think that such a review should be free of charge to the applicant?

If it were to be included or expanded, wherever it should be free.

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

No, as homeowners in the proposed area, we have received the minimum information required, but we are seeking further information.

B. Do you think the requirements need to be strengthened?

No.

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

*Inaction for requirements and there has been no enforcement, and I do not believe the city follow through has been adequate*

**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

*Absolutely*

B. Do you think the City should explore additional funding of historic preservation efforts?

*Depends on what commitments are attached*

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

*Yes. A historic district will help preserve our historic buildings. It will also help increase property values of all downtown buildings and homes.*

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

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### 2. Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.*

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

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One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other pre-1945

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

No I do not agree with this approach  
We should be exploring other methods besides  
not demolishing them.

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

Yes. It is important to maintain defining features of historic homes.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Yes it should apply only to historic homes.

C. Do you think that such a review should be free of charge to the applicant?

Yes

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

No. I think the city has allowed many historic homes to be destroyed, without record of their important history.

B. Do you think the requirements need to be strengthened?

Yes

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

The requirements are adequate though have been followed through

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Yes, it will help all downtown businesses and local real estate.

B. Do you think the City should explore additional funding of historic preservation efforts?

Yes

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_

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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

Yes. It is the best way to maintain the existing heritage district and insure the restoration of old buildings. Heritage buildings create the value of downtown property.

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

I can't tell exactly from the map, but Rose Ave should be extended to the border of the new development if it is not already.

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

It should encourage the restoration of old buildings that have been compromised by deferred maintenance and shoddy repair.

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other Pre WW II

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

There should be no one-wall remaining caveat.  
The owner just remove the one wall (lost)  
when no one is looking. for a de facto demolition

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

Yes - Doors, windows, siding, fences matter  
Once a house has been re-muddled, there is little opportunity to turn back

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Yes! This expands and restores the existing heritage neighborhood

C. Do you think that such a review should be free of charge to the applicant?

Yes!

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

No. It seems random and possibly affected by crony-ism

B. Do you think the requirements need to be strengthened?

Yes!

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

They are not adequate and there is  
not adequate follow through

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Yes! It's good for business, real estate and tax relief

B. Do you think the City should explore additional funding of historic preservation efforts?

Yes! Make it profitable and even the truly greedy will do it.

Responders Name \_\_\_\_\_ Responders Address \_\_\_\_\_



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ *YES, PLEASE!*

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

\_\_\_\_\_  
\_\_\_\_\_ *I would like to see it even a little larger...*

### 2. Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.*

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ *φ*

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other since it keeps changing in str. shouldn't it be pre-1945 this year and pre-1946 next year in str. etc.?

**3. Define Demolition**

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition?

Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

*So that could be as small as a gatepost, or pediment, or light fixture.* DUFF.

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

if demolition (even down to brick wall) were merely the reasonable (as in environmentally + cost-effective) start to renovation/rebuild/replication, then it would be a good idea. NOTE: BUT NOT TO INCREASE footprint + square footage outside reasonable limits!!

**4. Expand City Design Review Authority**

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

yes

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Do you think that such a review should be free of charge to the applicant?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

yes

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I don't have enough knowledge to respond, but in looking at some houses downtown, they seem, uh, out of place (3rd street!)

B. Do you think the requirements need to be strengthened?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

see above; yes!

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

again, not informed enough to say, but  
my sense is, no.

**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

that sounds very reasonable

B. Do you think the City should explore additional funding of historic preservation efforts?

yes, of course.

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



# PUBLIC WORKSHOP SURVEY

## 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

*YES - WITH LIMITATIONS - IT IS NOT NECESSARILY HOW OLD IT IS, BUT IS IT FUNCTIONAL, CAN IT BE ECONOMICALLY RENOVATED, AND IS IT TRULY AN ASSET TO THE NEIGHBORHOOD. IF NOT, TEAR IT DOWN, AND BUILD SOMETHING THAT IS A CREDIT TO THE DISTRICT.*

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

*NO*

## 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

### Question:

A. Do you have any comments on the Historic Context Statement document?

*NO, EXCEPT FOR QUALITY CONSIDERATIONS. IF THE PROPERTY CAN BE CONSIDERED A HISTORIC RESOURCE BUT IS A PIECE OF JUNK, TEAR IT DOWN AND BUILD A NEW HOME WITH A SIMILAR PERIOD DESIGN, WITH QUALITY ARCHITECTURE AND STYLE.*

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

# PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

3. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other

**3. Define Demolition**

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*YES, THE ONE OR TWO WALL PRESERVATION IS A JOKE. AGAIN, IF THE COST OF PRESERVATION IS PROHIBITIVE, ALLOW DEMOLITION BUT ENFORCE DESIGN GUIDELINES AND REQUIRE THE REPLACEMENT BUILDING TO BE COMPATIBLE IN TERMS OF DESIGN AND STYLE. ARCHITECTURE*

**4. Expand City Design Review Authority**

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.

**PUBLIC WORKSHOP SURVEY**

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

Questions:

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

YES - BUT THE 10 FOOT RULE  
MAKES NO SENSE TO ME. THE LOWER 10' REPRESENTS  
THE FIRST FLOOR. THIS RULE WOULD ELIMINATE ANY CONTROL  
ON SINGLE STORY HOMES. AT LEAST, FRONT ELEVATION FENESTRATION  
AND PORCH GUIDELINES SHOULD BE IMPOSED ON ALL HOMES.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

ALL HOMES - WE NEED BETTER  
ARCHITECTURAL CONTROL ON THE FINAL PRODUCT, REMODELED  
OR NEW. WE HAVE TOO MANY BIG BOXES ADDED ON TO THE  
BASE OF LITTLE OLD HOMES IN THE INTERESTS OF PRESERVATION.  
PROPER ROOPLINES ARE EXTREMELY IMPORTANT TO LOCAL DESIGN.

C. Do you think that such a review should be free of charge to the applicant?

YES

5. Compatibility of New Construction in the Downtown Historic Neighborhoods

The Downtown Specific Plan and Design Guidelines contain several policies and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

Questions:

A. Do you think the City has done an adequate job in implementing these requirements?

NO. 205 NEAL ST WAS A PRIME EXAMPLE. AT LEAST TWO IMPORTANT  
DESIGN GUIDELINES WERE VIOLATED BY THE PLANNING COMMISSION  
AND TWO OF THE FIVE COUNCIL MEMBERS, ALL OF WHICH  
RECOMMENDED APPROVAL. THAT DEAL SHOULD NEVER HAVE GOTTEN PAST  
THE CITY STAFF DUE TO MULTIPLE VIOLATIONS, INCLUDING THE F.R.

B. Do you think the requirements need to be strengthened?

NOT NECESSARILY - THEY NEED TO BE ENFORCED

**PUBLIC WORKSHOP SURVEY**

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

YES

**3. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

THIS TOOL SHOULD BE AVAILABLE BUT ONLY USED FOR VERY IMPORTANT HISTORIC BUILDINGS

B. Do you think the City should explore additional funding of historic preservation efforts?

IF THERE ARE GRANTS AVAILABLE, EXPLORE ON A CASE BY CASE BASIS.

Responders Name    /   /   

Responders Address    

**PUBLIC WORKSHOP SURVEY**



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

YES, BUT BOUNDARIES SHOULD ALSO INCLUDE SOME STRUCTURES IN SOUTHEAST PLEASANTON. CASE IN POINT - MY GRANDFATHER'S HOUSE - GASTON PIERRE SPOTORNO - BUILT AROUND 1905-06. IT'S SITUATED

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

ON THE ORIGINAL PARCEL OF THE SPOTORNO RANCH EST. IN 1867. IT LATER WAS SOLD TO THE LUND FAMILY IN LATE 1930S. CALENERBRIER HOMES DEVELOPER NOW OWNS THE PROPERTY.

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

HAVEN'T READ DOCUMENT

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

50 year

pre-1945

other 75 YEARS TO 100+ YEARS

(1938 AND OLDER)

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

YES - BASICALLY AGREE

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

CITY MUST BE CAREFUL NOT TO INFRINGE ON PROPERTY OWNERS' RIGHTS. IF A CURRENT OWNER WANTS TO SELL THE PROPERTY, ALL THESE RULES & REQS MIGHT DETER A NEW POSSIBLE OWNER FROM PURCHASING THE HOME AND IMPEDE THE CURRENT OWNER FROM A FAIR AND TIMELY SALE.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

ONLY HOMES CONSIDERED TO BE HISTORIC.

C. Do you think that such a review should be free of charge to the applicant?

YES - IF THE CITY IS IMPOSING REGULATIONS, THE REVIEW SHOULD BE FREE.

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

2 DON'T KNOW

B. Do you think the requirements need to be strengthened?

2 DON'T KNOW

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

? DON'T KNOW

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

YES - IN FAIRNESS TO THE OWNER OF THE PROPERTY

B. Do you think the City should explore additional funding of historic preservation efforts?

YES - IF CITIZENS OF THE CITY WANT AN HISTORIC DISTRICT, THEN SOME KIND OF FUND OR FOUNDATION SHOULD BE SET UP TO HELP WITH RESTORATION AND PRESERVATION EXPENSES FOR THE OWNER. THE CITY HAS AN OBLIGATION TO PROVIDE SUPPORT IF THEY ARE GOING TO IMPOSE RULES & REGULATIONS ON OWNERS.

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

I do not support the creation of a historic district

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

I do not believe we should have a district  
of 23 buildings

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

I do not believe the changes to the historic district boundaries are necessary. The historic district should be limited to the downtown area and not include the residential areas.

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other \_\_\_\_\_

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*Demolition should be defined for the business district with a complete structure. Task force with members, not just residents of the business district.*

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

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The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

*No!*

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

*Homes BT not Business District*

C. Do you think that such a review should be free of charge to the applicant?

*Yes*

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

*Yes, the city is doing a good job of implementing these requirements. The city is doing a good job of implementing these requirements. The city is doing a good job of implementing these requirements.*

B. Do you think the requirements need to be strengthened?

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

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**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Yes

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B. Do you think the City should explore additional funding of historic preservation efforts?

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Responders Name \_\_\_\_\_ Responders Address \_\_\_\_\_

#50



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

I think the existing guidelines are sufficient

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

I'm not in agreement with the expansion of the district into the area of E. Angelina

### 2. Context Statement

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<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

No

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other

*All buildings for a name building that might have a special significance other than architectural.*

**3. Define Demolition**

Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*The phrase "substantially diminish" seems to be open to interpretation. That is the same slippery slope the preservation effort might require if demolished and new production. A stated threshold might reduce the arbitrary decision making aspects.*

**4. Expand City Design Review Authority**

The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

*Yes*

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

*All homes should be reviewed to maintain a neighborhood*

C. Do you think that such a review should be free of charge to the applicant?

*Only if the home is not historical. People who buy non-historical houses know what they're getting and should be prepared for the extra cost associated with these house owners of non-historical homes should not be charged.*

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

*The job on the PDH Design Review Committee for 11 years has not been great but I think we're doing a good job of maintaining the "small town" character of the downtown.*

B. Do you think the requirements need to be strengthened?

*Yes but they need to be strengthened. Example - We reviewed a house that had a porch with a railing that was not up to code. The house was built in 1920. The railing was not up to code. The railing was not up to code. The railing was not up to code.*

**PUBLIC WORKSHOP SURVEY**

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

Yes

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**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Yes - within limit placed on the cost of the tax break

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B. Do you think the City should explore additional funding of historic preservation efforts?

Shattering into and making that also available would be a positive step but financial resources should provide funding in these areas

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Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

*No, enough already*

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

*Lots of interesting information*

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

\_\_\_\_\_

\_\_\_\_\_ *It sounds OK* \_\_\_\_\_

\_\_\_\_\_

**4. Expand City Design Review Authority**

*MS*

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

**PUBLIC WORKSHOP SURVEY**

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

No No No

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

Only historic homes

C. Do you think that such a review should be free of charge to the applicant?

yes

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

yes

B. Do you think the requirements need to be strengthened?

No

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

*Probably*

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

*This is a waste of time and all expense*

B. Do you think the City should explore additional funding of historic preservation efforts?

*No*

Responders Name

Responders Address

*Lou Zevanone 771 MIRADOR CT*

*PLEASE Note :- Our Family HAS BEEN IN PLEASANTON FOR OVER 80 YRS.*

*- WE HAVE A PARK AND A STREET NAMED IN OUR HONOR*

*- WE CARE ABOUT PLEASANTON*

**PUBLIC WORKSHOP SURVEY**



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

**Questions:**

A. Do you support the creation of a local Historic District in Pleasanton?

NO

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

NO

### 2. Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.*

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

**Question:**

A. Do you have any comments on the Historic Context Statement document?

IT SEEMS TO BE A GREAT SOURCE OF DATA

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other

1945 SEEMS GOOD

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

IF IT IS TRULY A HISTORIC HOME

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

SOUNDS OK

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

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The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

ABSOLUTELY NOT -- LEAVE IT AS IT IS

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

JUST TRULY HISTORIC HOMES

C. Do you think that such a review should be free of charge to the applicant?

YES

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

YES

B. Do you think the requirements need to be strengthened?

NO!!!

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

YES

**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

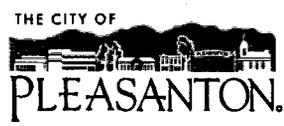
ITS A PIPE DREAM

B. Do you think the City should explore additional funding of historic preservation efforts?

NO

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

*The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.*

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

YES

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

NO

### 2. Context Statement

*A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.*

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

THIS WILL PROTECT HISTORIC NEIGHBORHOODS FROM DEMOLITION AND REMUDDLING

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other \_\_\_\_\_

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

YES

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

YES

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

TO ALL HOMES

C. Do you think that such a review should be free of charge to the applicant?

YES

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

NO, HISTORIC HOMES HAVE BEEN LOST!

B. Do you think the requirements need to be strengthened?

YES

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

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**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

YES

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B. Do you think the City should explore additional funding of historic preservation efforts?

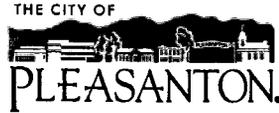
YES

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Responders Name \_\_\_\_\_ Responders Address \_\_\_\_\_



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

Yes, with protections for homes per our Local Context Statement although they may not qualify for the Calif. State Register; they need protection as historically significant, locally.

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

The homes included in the ARG study which somewhat expand the existing 2001 boundaries, should be included in those larger boundaries. Determination, by survey, at a later time, might clearly determine designation.

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

This was an excellent addition to the City's historic knowledge by decade. This, alone, should make it easier for historic neighborhoods to be protected from demolition or "remuddling".

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other \_\_\_\_\_

**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*Yes, I agree with the Task Force's definition. The task will be potential discussions about what makes up the definition of the term "historic significance".*

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

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The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

Yes, this expanded authority should be considered clean-up to the existing language for new and existing structures, as applicable.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

This should be applied to all homes as the property value of a home(s) in a neighborhood/district would be negatively impacted by poorly-designed alterations. All property values will be raised, by experience, as

C. Do you think that such a review should be free of charge to the applicant?

Yes, as there may be concern about cost and scope of work. result of protect the design.

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

There has been inconsistent application of these guidelines. Homes were allowed to be demolished and/or new construction has, in some cases, been approved by the P. Dept. despite protest by residents of existing heritage neighborhoods. Good examples of new construction are often the result of the owner's knowledge of what fits into heritage neighborhood, not th.

B. Do you think the requirements need to be strengthened?

Yes, and published and distributed to realtors, architects, and home owners making it their property. guidance from the city. Thus the formation of P.H.A. as a result-in

**PUBLIC WORKSHOP SURVEY**

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

Follow through has been inconsistent and reached problematic levels in 2005-2008 to the point of great frustration by heritage home owners who observed new construction and additions that followed NO existing Downtown Design Guidelines.

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Yes, as it's all part of the expectation and understanding that preservation is a serious agreement between the homeowner and the City that we all value our historic homes w/ equal vigor.

B. Do you think the City should explore additional funding of historic preservation efforts?

Yes, particularly for recognition of homes in historic neighborhoods that have been preserved, renovated, or restored and represent the very best examples we want others to strive for.

Responders Name \_\_\_\_\_

Responders Address \_\_\_\_\_



## PUBLIC WORKSHOP SURVEY

### 1. Historic Overlay District

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#### Questions:

#### A. Do you support the creation of a local Historic District in Pleasanton?

No. But I could support some method of selected individual structures being designated as historic - which is currently the case. I'm unclear as to why the City would create the current Task Force since the City just went through a similar process 10 years ago. "History" has not changed that much in 10 years. I am concerned that even designating selected buildings as historic could be an unfair burden on those owners. As buildings age, maintenance and repairs become more expensive. If a building is being turned into a museum where the public can walk through it or has a particularly significant event or person associated with it, then I would be more inclined to designate it as historic. But new, safer (earthquake resistant), energy efficient buildings could be constructed to look like old structures.

#### B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

I'm "told" that this process will not apply to commercial buildings, but all the documentation indicates otherwise. Make what you've said match what you've written. Remove the area containing commercial buildings from the map - I believe this would be most of Main St.

### 2. Context Statement

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#### Question:

#### A. Do you have any comments on the Historic Context Statement document?

I did scan through the entire Historic Context Document. I would like to read it carefully because I believe it would be an interesting read. However, I question the wisdom of the City spending money to have this report done. The City identified historic buildings 10 years ago. So, why did you pay more money to have this document done? Are you going to do this again in another 5 or 10 years?

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

## PUBLIC WORKSHOP SURVEY

than 50 years to be historic. Community discussion in Pleasanton following the adoption of the Downtown specific Plan included a threshold of 100 years. Others believe that a building would have to be built before a specific date, such as the end of World War II (i.e. 1945).

**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
- other Pre 1900

**3. Define Demolition**

*Current State law and City policy prohibit the “demolition” of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: “The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure.”*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

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**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and “floor area ratio” (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

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**PUBLIC WORKSHOP SURVEY**

*The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.*

*The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.*

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

I think government should always try to restrain itself and make efforts to reduce intrusion into society. But, I might support the expansion of the design review, but only if it is limited to very specific buildings and not for all structures in a neighborhood. And, if the city proceeded with this expansion, I think the city should consider offering the current owner the purchasing of the structure, at fair market value. If the owner declines the offer, it never needs to be made to subsequent owners. But that current owner should be given an opportunity to get out of the additional burdens that will be placed on them.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

I don't think the age of a building should be the only criteria for a historical designation. But perhaps anything built before 1900 should be given a careful look. Other criteria might be if some historically significant event took place there or if an historical person lived in the house. If the public is not going to be allowed to tour the home like a museum, then designating it to be historical is less important.

C. Do you think that such a review should be free of charge to the applicant?

If individuals "apply" to have their building designated as "historic", they should pay. But, everything I've read in your documentation indicates the City is requiring the designation and then burdening the owner with all the repercussions. There is a big difference.

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

*The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.*

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

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B. Do you think the requirements need to be strengthened?

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C. Do you think the requirements are adequate but follow through by the City has been inadequate?

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**6. Mills Act Incentives for Historic Preservation**

*The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.*

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

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B. Do you think the City should explore additional funding of historic preservation efforts?

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Responders Name | \_\_\_\_\_ St) Responders Address \_\_\_\_\_

Public Workshop Survey

1. A. Absolutely. By simply designating the former DSP as the Pleasanton Historic District, the City will recognize the importance of this area to the charm and unique character of Pleasanton. The name will announce to property owners in the District and potential property owners that this part of Pleasanton is special and has special architectural guidelines in place.

1B. The boundary should be expanded to the current DSP boundary. All of Main Street should be included as should the City Hall and downtown office buildings.

2.A. The house at 4672 Seconds Street was built by Charles Bruce in about 1910 and it was his personal residence for the next three decades. I believe the architectural styles popular in the pre-1940 decades as discussed in the Historic Context Statement are the styles which define the historic feel and character of Pleasanton. Post 1930s architectural styles (regardless of construction dates!) do not contribute significantly to the historic character which makes Pleasanton unique. I think Pleasanton's Historic District would be enhanced when post-1930s homes in the District were remodeled with architecturally authentic styles from Pleasanton's pre-1940 period.

2.B X Other: Buildings should be pre 1940.

3.A: I believe the proposed definition will cause more confusion. If a property owner removes an original rear-facing door on a 1930s craftsman home will that qualify under this definition? The language should be much more suggestive than prohibitive. I would suggest the following language instead:

"Demolition of or significant alteration to structures within the Historic are subject to review and approval to insure that such action:

1. Is appropriate due to the minor architectural value of the existing structure or minor change proposed, or
2. Is justified due to major deterioration of the structure which cannot be corrected in any other economic way, or

3. Will result in immediate replacement by a structure or feature reflecting authentic architectural detail appropriate for the existing structure or a replacement structure appropriate for the neighborhood in a style common in Pleasanton pre-1940”

4.A: Yes so long as the City: 1.) hires an architect to help applicants find ways to include architectural details of proposed projects which will enhance the historic character and strength of the District and 2.) implements a process to streamline planning and building proposal reviews and approvals in order to encourage early discussion of proposals with applicants, guidance by the City’s architect or planner to help enhance properties through appropriate architectural contributions, and keeping the review and approval costs as low as possible.

4B: All structures within the District have the opportunity to enhance the overall architectural strength and vibrancy of the District and thereby the City of Pleasanton. Therefore, construction of new structures and remodels of all structures within the District should be covered by policies specific to the District. Wherever possible, applicants should be encouraged to find ways to either maintain the architectural authenticity of the existing structure or enhance it with appropriate architecture from any of the many architectural styles prevalent in pre-1940 Pleasanton. New construction should be covered by similar policies. It does little good to worry only about certain properties within a neighborhood if design detail of adjacent structures is not considered for ways to support the historic character of the neighborhood. The historic charm of the Pleasanton can be enhanced and strengthened in the years ahead if more structures reflect its pre-1940 architectural styles.

4C: Initial reviews and discussions should certainly be free of charge. Further processing should be efficient for the applicant if not free.

5.A: No. The guidelines have been inconsistently applied and have not really contributed to the enhancement and vibrancy of the Historic District. Even the City’s own buildings have failed to be good examples of contributory architecture reflecting the intent of the guidelines. Specific guidelines for the commercial district and Main Street should be prepared.

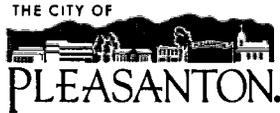
5.B: The guidelines need to be much more user friendly with better examples and suggestions. They can be successful if a property owner can review the guidelines and become excited about how to utilize ideas presented in ways which will cost-effectively enhance their home or proposed project. If the guidelines are improved and made an integral part of any review process, they should become more effective and helpful resulting in an enhanced and vibrant district in which property owners want to invest in their properties.

5.C: Yes, see above.

6A: I suppose the Mills Act Incentives are OK but I'm not convinced they are worth the bother.

6B: Rather than exploring ways to find money for private property owners, the City should invest in streamlining its review process, providing more useful design guidelines, articulate the importance of the Historic District to the character and charm of Pleasanton, and help property owners understand the history and significance of properties within the district by paying for additional historic reviews within the District.

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## PUBLIC WORKSHOP SURVEY

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### 1. Historic Overlay District

The city does not currently have a local Historic District. Current policies only protect historic properties from demolition and/or significant remodels if the structures are eligible for the California State Register, a relatively high bar. Several older homes in the downtown area have been allowed to be demolished over the years as they have not met the state standard for requiring preservation. Many in the community feel that we should offer similar protections to historic structures in Pleasanton, the vast majority of which are in the downtown, by creating a local Historic District which would protect a greater number of older homes.

#### Questions:

A. Do you support the creation of a local Historic District in Pleasanton?

Whole heartedly. We need to preserve the history character and charm of Pleasanton. It is what has brought many of the downtown area cities such as Benning, Los Gatos, and Sacramento have designated Historic Districts with signage. I recommend the same.

B. Do you have any comments or recommended changes on the boundaries of a potential local historic district as shown on the attached map?

I support preserving whatever is necessary to have enough resources to designate the area "historic" <sup>made</sup>

### 2. Context Statement

A local Historic Context Statement is a research document that relates a city's history to the built environment. It identifies various themes from various timeframes of a City's history and connects those themes to associated property types. If a building fits into one of these property types, and it retains its integrity from its historic era, the property is considered a historic resource. At the request of the Task Force, a Historic Context Statement has been prepared for the City of Pleasanton.

<http://www.ci.pleasanton.ca.us/business/planning/DH/PublicWorkshop.html>

#### Question:

A. Do you have any comments on the Historic Context Statement document?

Well done! It is for us to pass along. That is why preserving is so critical. Thank you for your efforts.

One of the issues that has been the subject of much discussion at the Task Force Meetings has been the fact that the Context Statement identifies residential property types associated with the historical period as late as the mid 1950's. Some consider anything that is older

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## PUBLIC WORKSHOP SURVEY

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**Question:**

B. Do you have any opinions on how old you believe a building has to be to be considered historic (please check one and provide comments if needed)?

- 50 year
- pre-1945
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**3. Define Demolition**

*Current State law and City policy prohibit the "demolition" of historic resources unless an Environmental Impact Report is prepared and the City decides that there are more benefits to the community to allow demolition of historic structure than preserving it. This process is expensive and time consuming. The development review process for projects that involve substantial renovation and remodeling is made more complex by the fact that the City currently does not have a definition of exactly what constitutes a demolition. For example, does the preservation of just one wall of a home in a renovation constitute a demolition? Two walls? A certain amount or percentage of linear feet? The Task Force has tentatively agreed on the following more flexible definition: "The removal of any physical element of a structure that, upon removal, would substantially diminish the historic significance of a structure."*

**Question:**

A. Do you agree with this approach or do you have a different suggestion?

*Yes one wall is too limiting. Changing windows, doors, the facade can still damage the historic significance. I agree with the Task Force's more flexible definition of demolition.*

**4. Expand City Design Review Authority**

*The city currently reviews the design of all new and additions to homes and non-residential buildings. This review involves evaluation of proposals relative to existing zoning regulation regarding, setbacks, height, and "floor area ratio" (a measurement of total square footage relative to the lot size). The review also involves evaluation of the proposed designs compatibility with surrounding properties. In some areas of town, including the Downtown, the City has adopted Design Guidelines, which call for certain styles of homes, particular site layout requirements, a more limited choice of building materials, etc. These guidelines are intended to maintain the traditional design and historic character of the downtown on both new buildings and modifications to existing structures. In addition to new structures and additions, Design Review applies to exterior changes to residential structures (excluding paint color and window replacement with the same type of window) that are proposed 10 feet or more above the ground. The thinking behind this requirement is that these types of changes are more visible to the public and adjacent neighbors than alterations in the lower ten feet. With historic structures, proposed changes on the first floor are often problematic.*

The location, spacing, and size of window and door openings, as well as the type of windows and doors are often significant character defining features of historic homes. The design of porches and foundation treatments can also be important.

The Task Force is suggesting that Design Review authority be expanded to include the first floor of structures on certain homes. They have yet to agree on exactly which categories of homes this should apply, and are asking for your input on this issue.

**Questions:**

A. Do you support this expansion of the City's Design Review authority to help maintain the historic character of the downtown area?

Yes, I do.

B. Do you think it should apply only to homes considered to be historic? Or to all homes in a designated historic district?

To all homes in a designated historic district, so that all homes have a harmonious look to the neighborhood. I know of a historic area where all homes are only allowed to be white w/ black trim or shutters. You either want to live in that type of an area or not.

C. Do you think that such a review should be free of charge to the applicant?

Yes, people would be more inclined to accept a review free of charge.

**5. Compatibility of New Construction in the Downtown Historic Neighborhoods**

The Downtown Specific Plan and Design Guidelines contain several polices and guidelines requiring new construction in the downtown to be compatible with the historic character of the area.

**Questions:**

A. Do you think the City has done an adequate job in implementing these requirements?

No, definitely, not in the past.

B. Do you think the requirements need to be strengthened?

Yes or we could lose historical resources that can never be replicated. For example, a magnolia tree, you don't no longer make them, but you can see.

C. Do you think the requirements are adequate but follow through by the City has been inadequate?

No. If the requirements were adequate, the city would have had grounds to enforce them. We need more weekly cleaning, refurbishments and enforcement by follow through of the city.

**6. Mills Act Incentives for Historic Preservation**

The Mills Act allows a City to enter into contracts with owners of historic resources. These contracts identify specific agreed upon preservation and restoration activities that an owner will complete over a period of time in exchange for a specified reduction in the city's share of the property's property tax.

**Question:**

A. Do you support the concept of allowing tax breaks in exchange for an obligation to complete preservation projects on historic homes and historic commercial buildings?

Definitely! This wonderful incentive will only encourage the preservation of older homes that may need more care than a newer home simply because of age. The support given by the Mills Act communicates the importance placed upon preservation.

B. Do you think the City should explore additional funding of historic preservation efforts?

Sure, why not

Responders Name \_\_\_\_\_ Responders Address \_\_\_\_\_